

OPINION OF COUNSEL

Re: Synthetic Rubber Projects  
Defense Plant Corporation  
Offsite, Drainage, Pipeline  
Easement, Franchises

In reference to the acquisition of an easement approximately 15,000 feet in length over and across certain land located in Los Angeles County, State of California, which easement was described in a letter from Mr. Haight to Mr. McGrath, dated March 6, 1942, the location of which appears on a plat entitled "Off-site Pipeline Easements" dated February 13, 1943, revised February 22, 1943, No. 1248, I have approved the deed as to form and substance and said deed has been duly executed and the execution thereof has been duly authorized.

Further, I have examined the following title insurance policy written by Title Insurance and Trust Company of Los Angeles, California, which company is approved by me for such purpose:

Policy of title insurance No. 1872073, dated October 14, 1943, at 8:00 A.M. in the amount of \$2,824.88 covering an easement to construct, maintain, operate, change the size of, remove and replace pipelines for oil, gas and water and other hydrocarbon substances, over and through, under, along and across certain parcels of land described as Parcels A, B, C, D, E, F, G and H in said policy under Schedule A (2),

showing title to said easement vested in Defense Plant Corporation.

It is my opinion, based upon such title policy, that Defense Plant Corporation has a good and marketable title to the easement covered in said policy in fee simple, free and clear of all encumbrances and liens except general and special County taxes for the fiscal year 1943-44, a lien, but not yet payable, but subject to the following exceptions:

1. Right of entry and way over all of said land for the excavation, clearing or repair of canals, ditches, flumes, pipes or other water conduits, for water used for irrigation or domestic purposes, and for the transmission and flow of said waters, as provided by the final decree of partition entered in Case No. 3284, of the Superior Court, in and for the County of Los Angeles.

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2. A perpetual easement and right of way over a portion of Parcel F, for the construction, re-construction, inspection and repair of protection works for the purpose of confining the waters of Nigger Slough in a single channel, as granted to Los Angeles County Flood Control District, by deed recorded in Book 7083 Page 195 of Deeds.

3. The right to enter Parcel G and to develop and remove water and construct pumping plants, also the right of way for pipes, ditches, canals, etc., and other rights and easements, as conveyed in a deed from G. Del Amo and wife to the Dominguez Water Company, as excepted in the deed from G. Del Amo and wife, to Title Insurance and Trust Company, recorded in Book 956 Page 270, Official Records.

4. An easement affecting all of said land, for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under and across said land as granted to Dominguez Water Company by deed recorded in Book 1515 Page 265, Official Records.

5. An easement over that portion of Parcel D included within a strip of land 2 feet in width, the center line of which is described as follows:

Beginning at a point on the Northerly line of Lot 26 of Tract No. 4054, as per map recorded in Book 44 Page 39 and 40 of Maps, distant 5 feet Easterly from and at right angles from the Westerly line of Lot 26 of said Tract No. 4054; thence North 17° 43' 30" West 40.00 feet to a point (said point being 7 feet Westerly from and at right angles with the Northerly prolongation of the Westerly line of Lot 26 of said Tract No. 4045; thence North 0° 17' 00" West on said last mentioned Northerly prolongation to a point on the Northerly boundary of said Parcel 4; for pipe lines, as granted to Union Oil Company of California, by deed recorded in Book 3118 Page 248, Official Records.

6. An easement over the East 3 feet of Parcel D for pipe lines, as granted to Shell Company of California, by deed recorded in Book 3442 Page 208, Official Records.

7. An easement over that portion of Parcel F included in the flood control channel, for the purpose of confining the waters of Nigger Slough, granted to Los Angeles County Flood Control District, by deed recorded in Book 7016 Page 240, Official Records, and by deed recorded in Book 7020 Page 288, Official Records.

8. An easement over Parcel B for poles, towers and conduits for the transportation of electric energy as granted to City of

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Los Angeles in deed recorded in Book 10241 Page 397, Official Records.

9. An easement affecting Parcel D to construct, operate and maintain 1 or more pipe lines for conveyance and transportations of petroleum products and water (together with the right of ingress and egress ) over the East 5 feet of said land, as granted to Shell Oil Company in deed recorded in Book 11591 Page 336, Official Records.

As to exceptions Nos. 2 and 7, a permit has been obtained from the County authorizing excavation and laying of the pipes for pipeline crossings on County property. As to Exception No. 8, a license has been obtained from the City granting the right to construct, maintain and operate gas lines over the City property.

Inasmuch as the above instruments have been obtained and are now in the possession of the corporation, it is my opinion that as to the above exceptions Nos. 1 to 9, inclusive, that they and each of them are immaterial and do not affect the marketability of the title.

  
Frank A. Pettibone  
Office Counsel

Dated: September 7, 1943.

TORRANCE  
SP-0015678